



September 15, 2016

Jennifer A. Kulis-Hong  
Marie Kulis  
15609 N. 69<sup>th</sup> Avenue  
Peoria, AZ 85382-4510

Subject: Public Hearing: 7133 N. 69<sup>th</sup> Avenue, Glendale AZ 85303  
Parcel: 143-28-112

Legal Description: See Exhibit "A"

Dear Ms. Kulis and Ms. Kulis-Hong,

On September 4, 2015 the City of Glendale's Police Department asked for assistance from the Building Safety Division in investigating the structure located at 7133 N. 69<sup>th</sup> Avenue, in Glendale, that they believed may be unsafe and was illegally occupied.

Upon visiting the site and performing an initial assessment, the Building Safety Division found a number of hazards at this property. These included a recent fire, illegal entry to the structure with unlawful removal of electrical equipment and the unapproved use of the structure and storage shed as a dwelling.

At the time of the original investigation the City notified you, via certified mail, of the violations and the requirement to secure the property and maintain the property as secure. It was noted at the time that the property had not been secured and there appeared to be no attempt to abate any hazards on the property.

On July 14, 2016, the City of Glendale Police department again contacted building safety due to unauthorized access to the property and the storage shed being used as a dwelling. Per IBC section 116.5.2 the structures on site are deemed to be a nuisance and must be immediately abated. Due to the condition of the buildings, and the danger posed to the public, you are hereby ordered to immediately take the following steps to abate all hazards:

Due to the hazards, as well as the lack of action taken by the property owner to abate the hazards, **the City has scheduled a public hearing for October 12, 2016 at 11:00 A.M. in room B3 at 5850 W. Glendale Avenue, Glendale Arizona 85301.** The room is located on the basement level of the Glendale City Hall Building below the council chambers. Free parking is located in the adjacent parking garage.



At this hearing you, as the property owner, will be required to show just cause as to why action has not been taken, what action you intend to take to abate the hazards and when the work will be completed. Please be prepared to submit any relevant evidence to the hearing officer for review including estimates or bills. The City of Glendale will be seeking approval to move forward with the demolition of the structures as well as the removal of any improvements on the property.

If you will be represented by an attorney at these proceedings you are required to notify Mr. Ptashkin, in writing, of such representation and their contact information no later than 5:00 P.M. September 30, 2016. Failure to do so will result in the rescheduling of the hearing at your cost.

Please note that the City of Glendale has the authority to repair or demolish the structure, as outlined in IBC section 116.5.2.4.4 if the aforementioned items are not addressed. **All costs associated with this process, not limited to this hearing, construction, demolition, staff time and legal costs, are the responsibility of the owner and may be assessed as a lien on the real property.**

If you or any other parties of interest have any questions or need assistance please contact me at: 623-930-3137.

Sincerely

Mark Ptashkin  
Building Inspection Supervisor  
Building Safety Department

CC: Steven Dudley, Building Official  
Sam McAllen, Development Services Director  
Tom Paradise, Building Safety Administrator  
Justine Cornelius, Building Safety Administrator  
Jeff Horsley, Glendale Police Department  
Ed Ghahreman, Building Inspection Supervisor  
James Gruber, Assistant City Attorney  
Tim Boling, Assistant Code Compliance Director  
Buzz Essel, Community Revitalization



## EXHIBIT A

### Legal Description:

Lot TWENTY ONE (21), GLEN WEST ESTATES MOBILE HOMES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 114 of Maps, page 24.

Publish: The Glendale Star September 29, 2016 & October 6, 2016